

150.0

0005

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

694,200 / 694,200

USE VALUE:

694,200 / 694,200

ASSESSED:

694,200 / 694,200

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
51		GRAND VIEW RD, ARLINGTON

**OWNERSHIP**

Owner 1:	FINK KATHLEEN M-ETAL	Unit #:
Owner 2:	FISHMAN MARK P	
Owner 3:		

Street 1: 51 GRAND VIEW RD

Street 2:

Twn/City: ARLINGTON

St/Prov:	MA	Cntry:	Own Occ:	Y
Postal:	02476		Type:	

**PREVIOUS OWNER**

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

**NARRATIVE DESCRIPTION**

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1936, having primarily Vinyl Exterior and 1736 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	9									456,000						456,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5000.000	238,200		456,000	694,200		99397
							GIS Ref
							GIS Ref
							Insp Date
							05/26/18

PREVIOUS ASSESSMENT								Parcel ID	150.0-0005-0010.0	Date	Notes
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value			
2020	101	FV	238,200	0	5,000.	456,000	694,200	694,200	Year End Roll	12/18/2019	
2019	101	FV	196,900	0	5,000.	427,500	624,400	624,400	Year End Roll	1/3/2019	
2018	101	FV	196,900	0	5,000.	353,400	550,300	550,300	Year End Roll	12/20/2017	
2017	101	FV	196,900	0	5,000.	324,900	521,800	521,800	Year End Roll	1/3/2017	
2016	101	FV	196,900	0	5,000.	296,400	493,300	493,300	Year End	1/4/2016	
2015	101	FV	184,400	0	5,000.	290,700	475,100	475,100	Year End Roll	12/11/2014	
2014	101	FV	184,400	0	5,000.	270,200	454,600	454,600	Year End Roll	12/16/2013	
2013	101	FV	184,400	0	5,000.	257,100	441,500	441,500		12/13/2012	

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	14609-38		5/1/1982		88,250	No	No	Y	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/25/2011	491	Re-Roof	9,460						5/26/2018	Inspected	BS	Barbara S
5/25/2011	492	Re-Roof	9,460						5/3/2018	MEAS&NOTICE	BS	Barbara S
									10/31/2008	Meas/Inspect	189	PATRIOT
									11/23/1999	Meas/Inspect	268	PATRIOT
									7/16/1993		TH	

**ACTIVITY INFORMATION**

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>											
Type:	5 - Cape			Full Bath:	1	Rating:	Average																
Sty Ht:	1T - 1 & 3/4 Sty			A Bath:		Rating:																	
(Liv) Units:	1	Total: 1		3/4 Bath:		Rating:																	
Foundation:	3 - BrickorStone			A 3QBth:		Rating:																	
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Average																
Prime Wall:	4 - Vinyl			A HBth:		Rating:																	
Sec Wall:		%		OthrFix:	1	Rating:	Average																
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>																			
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average																
Color:	WHITE			A Kits:		Rating:																	
View / Desir:				Fpl:	1	Rating:	Average																
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:																	
Grade:	C - Average			<b>CONDOS INFORMATION</b>																			
Year Blt:	1936	Eff Yr Blt:		Location:																			
Alt LUC:		Alt %:		Total Units:																			
Jurisdct:	G12	Fact: .		Floor:																			
Const Mod:				% Own:																			
Lump Sum Adj:				Name:																			
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>											
Avg Ht/FL:	STD			Phys Cond:	AV - Average	31.	%	Exterior:		No Unit	RMS	BRS	FL										
Prim Int Wall:	2 - Plaster			Functional:			%	Interior:		1	7	3	M										
Sec Int Wall:		%		Economic:			%	Additions:															
Partition:	T - Typical			Special:			%	Kitchen:															
Prim Floors:	3 - Hardwood			Override:			%	Baths:															
Sec Floors:	4 - Carpet	50	%	Total:	31	%		Plumbing:															
Bsmnt Flr:	12 - Concrete							Electric:															
Subfloor:								Heating:															
Bsmnt Gar:	1							General:															
Electric:	3 - Typical																						
Insulation:	2 - Typical																						
Int vs Ext:	S																						
Heat Fuel:	2 - Gas																						
Heat Type:	5 - Steam																						
# Heat Sys:	1																						
% Heated:	100																						
Solar HW:	NO	Central Vac:		NO																			
% Com Wall:		% Sprinkled:																					
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:											
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 150.0-0005-0010.0												<b>IMAGE</b>							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value					
2	Frame Shed	D	Y	1	10X8	A	AV	1995	0.00	T	19.2	101											
More: N				Total Yard Items:				Total Special Features:				Total:											